

# What Do I Do After I Receive My Building Permit?

# B-4

REV: 12/9/20



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## ***I have my building permit, now what do I do?***

At this point the actual construction of your project may begin. At certain points during the construction process the work will need to be inspected. Inspections are required to verify the work is being done according to plans and specifications. As a first step, it is often helpful to discuss your particular improvement/construction project with the Building Department to determine what types of inspections will be required. Each project is different and requires different types of inspections.

## ***How do I schedule inspections?***

Inspections are scheduled using permit management system used to apply for a permit. You will need to log into your account and navigate to the permit you would like the inspection for. Once the permit is selected a new screen will open, and the inspections can be scheduled by clicking the “inspections” tab. You will want to select the inspection by clicking on the square under the “action” column. You will be asked for the requested date, AM or PM preference, and some contact information. Inspections must be scheduled by 4:00 PM, at least one working day in advance of the planned inspection.

## ***When is my inspection?***

The inspection schedule is created the same morning of the inspection, and it's based on the workload the inspector has that day. For time estimates, please log in and check the “Calendar” tab the morning of your inspection. You may not need to be on site for the inspection, but make sure the inspector can access the site. Please note, the inspector is not allowed to enter a home alone or with un-accompanied minors. Once completed, the inspection results will be sent to the permit holder via e-mail.

## ***What inspections does the City of Taylorsville require?***

**Footings:** This includes verification of the size of forms, rebar spacing and size, clearance to edge of forms and ground, verification proper setbacks, and installation of Ufer ground. When poor soils conditions are encountered, a geotechnical review or certified elevations may be required. The documentation for these must be on site for the footing inspection.

**Special inspection:** Commercial projects may require special inspection of concrete, masonry, reinforcement bar, welding, etc. For a complete list of what will be required for your project, the plans must first be reviewed. A special inspection form will be generated, with all the required inspections listed.

**Foundation:** This includes the width and height of the forms, the rebar in the forms, the rebar's clearance to edges of the form, the locations of openings, and additional rebar around openings.

**Sub-rough:** This is for anything being buried in the ground, and within or covered by the structure's floor slab. Common inspections are a water or pressure test on all water, waste, and gas piping, protection and depth for electrical conduits, ductwork or chases under the floor, a perimeter footing drain, or any required reinforcement for the slab.

**4-way or rough:** this is an inspection for everything inside walls, floors, ceilings, or any other concealed spaces. This should include framing, electrical, plumbing, mechanical systems, exterior sheathing, and window flashing. All water supply, drain/waste/vent, and natural gas piping systems should be under a test, all ductwork installed and sealed, electrical circuits installed and made up, foundation straps or any other required hardware installed, wall and roof sheathing nailed off, windows and doors flashed and caulked, and all floors/ walls/ ceilings/ drops/ soffits/ etc. are completed.

**Insulation:** for this inspection you will need your RES-CHECK information handy. All penetrations foam sealed in the floor or ceiling cavities, the proper R- value of insulation in walls, floor joists, attics, and crawl spaces, Proper U-factor for windows(so keep the stickers on), A vapor barrier installed on the warm side of the walls, and insulation dams at eaves for roof venting. Blown in insulation for attics may be deferred if an insulation certificate is posted in the attic access by final stating proper R-value is achieved.

**Weather barrier:** This inspection is required for all exterior coverings. This will verify proper application of weather barrier, sealing penetrations, proper lath for stucco and rock products, and flashings. All weather barriers must be completely installed at time of inspection.

**Sheetrock:** The Sheetrock or drywall inspection will verify proper nailing (or screwing) to wall and ceilings, use of a listed product in tub/shower compartments, and in some cases sealing penetrations in a firewall assembly with a listed fire-stopping material.

**Above Ceiling:** (grid ceiling, t-grid, drop ceiling, etc.). The inspection should be scheduled after the ceiling system is constructed, and any building, plumbing, mechanical, and electrical work is concealed, integrated into, or supported by an acoustical ceiling system. Any clips, braces, expansion joints or seismic systems should be installed, and all lights, grills, boxes, registers, etc. should be completed. The Fire Inspector should also be contacted for approval prior to installing the ceiling tiles.

**Shower-pan:** All "shower only" installations (including tiles, cultured marble, and freestanding glass) will require a shower pan inspection. We will be looking for a liner, liner height, the base of the shower pan pre-sloped, a water test, and the height of the threshold in the shower enclosure.

**Final:** This inspection will verify all items installed and working properly. All plumbing, electrical, and mechanical fixtures, devices, lights, etc. installed and working, cabinetry in place, final grade established. The final inspection signoff sheet is completed and returned to the city. Cosmetic items such as paint and carpeting need not be done. Please talk to the inspector before placing furniture, and obtain approval from the Building Department before moving in.

### ***Is there a secret to passing inspections?***

Yes, it's important to read and follow your plans. Changes made in the field can often require an additional level of plan review and approval, and an accurate record of what has been constructed is required by state law. Sometimes the changes cannot be approved and will need to be fixed, costing you additional time and money. To avoid any delays caused by changes/deviations in the plans, it's best to discuss them with the building department before making changes to the plans.

***What if I do not pass an inspection?***

If your project does not pass a required inspection, the inspector will tell you what items need to be corrected. Once you have corrected the items, you must schedule a re-inspection. As soon as the inspector approves all of the corrected items, you may continue with the next phase of construction.

***I have passed all of my inspections, now what?***

After passing your final inspection(s) the permit is ready to be closed, and you are ready to take occupancy of the new structure, addition, or alteration. At this point the City will close your permit and In the case of most residential projects, your final inspection report will be the final approval. New homes and some commercial projects will receive a Certificate of Occupancy. It is critical that all reports, both corrections and approvals, along with your approved plans and permit, be retained in your records indefinitely for your protection.

***Can my building permit expire if I fail to schedule inspections in a timely fashion?***

If there is no activity associated with it a permit it expires 180 days after it is issued. A passing inspection will renew your permit and keep it active for an addition 180 days, from the date of the inspection. If you need some additional time between inspections, please call us. Most of the time an extension can be granted, but in some cases it may not be possible to renew the old permit.